

Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Development Review Board
FROM: Ken Lerner
DATE: October 21, 2014
RE: 15-0397CA, 1127 North Avenue

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. **THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: NAC Ward: 4

Owner/Representative: Hauke Building Supply/David Hauke

Request: Construct new single story building addition to existing hardware store for retail space.

Applicable Regulations:

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:

The applicant is seeking approval to construct a new single story building addition to existing hardware store for retail space within the Ethan Allen Shopping Center. While the proposal is minor in scope, it is 4,320 sf and, therefore, requires Development Review Board approval. A significant renovation and expansion of this shopping center occurred in 2000-2 and was approved under COA 00-031 as amended.

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts

(a) Purpose

(1) Neighborhood Activity Center (NAC)

The subject property is located in the NAC zone which is intended as intended to provide convenient neighborhood and city wide-oriented goods and services and employment opportunities within walking or biking distance of many of the city's residential areas. The existing building and use will remain unchanged. **(Affirmative finding)**

(b) Dimensional Standards & Density

Building FAR will increase slightly with the addition. With only one story buildings that do not cover the entire lot the FAR remains below 1.0 and well below the 2.0 FAR limit in this zone.

Lot coverage will increase from 78.9% to 79.8% based on the site plan provided and stamped by the project engineer. This is below the maximum allowable 80% coverage.

The property has two front yards – North Avenue and Leddy Park Road. The required front yard setback is 12 feet from the street frontage curb. While there is no curb on Leddy Park Road, the new addition's closest point is 20 feet from the paved roadway on Leddy Park Road.

Side yard setbacks are not applicable in the NAC zone, the side yards for the subject site are Leddy Park to the west and

Overall building height will match the existing building at 19.5 feet high and includes a tower element at the eastern & north corner that is 27.5 feet to the peak; under the maximum permissible 35' height.

(Affirmative finding)

(c) Permitted & Conditional Uses

The existing and proposed retail hardware use is permitted in the NAC zone. This use will remain unchanged. **(Affirmative finding)**

(d) District Specific Regulations

1. Ground Floor Residential Uses Restricted

The proposed use is retail, not residential. **(Affirmative finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.3 (b) above.

Sec. 5.2.4, Buildable Area Calculation

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.2 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in this proposal appears to constitute a nuisance. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

New outdoor lighting will be under the canopy. Acceptable LED cutoff fixtures are proposed. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

As more than 400 sf of earth disturbance will result from this proposal, a small project erosion prevention and sediment control plan is required. This plan has been approved by the Stormwater Administrator. **(Affirmative finding)**

Article 6: Development Review Standards:

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The area for the addition presently is mowed lawn, but it is within a shopping center originally developed in 1955 and redeveloped in 2002. **(Affirmative finding)**

(b) Topographical alterations

No significant topographical alterations are proposed. The site is flat and will remain so. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views on or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

The site has no historical significance, nor are there any known archaeological resources. **(Affirmative finding)**

(e) Supporting the use of alternative energy

Alternative energy measures are not incorporated into the project design. The new construction will need to meet both city and state energy efficiency standards. **(Affirmative finding as conditioned)**

(f) Brownfield sites

Not applicable.

(g) Provide for nature's events

No new stormwater improvements are proposed. Ample green space remains onsite for infiltration of runoff. **(Affirmative finding)**

(h) Building location and orientation

Addition is oriented the same as the existing building and is a continuation of the hardware store operation. The addition is located to the east of the existing building. **(Affirmative finding)**

(i) Vehicular access

Vehicular access to the site will remain unchanged. **(Affirmative finding)**

(j) Pedestrian access

Pedestrian access into the building will be from the front corner of the new addition facing the parking area. **(Affirmative finding)**

(k) Accessibility for the handicapped

New addition will be handicap accessible. **(Affirmative finding)**

(l) Parking and circulation

No changes to parking or circulation are proposed.

	Original Parking Required	Current Parking Required
General retail existing COA 00-031	746 x 40% waiver = 299	224
Proposed Addition 4,320 sf	NA	9
Total Required		233

Thus, adding the new requirement of 9 spaces, results in a total parking requirement of 233 spaces; this is below the calculated 299 spaces that were provided under COA 00-031 approved for the renovated shopping center. **(Affirmative finding)**

(m) Landscaping and fences

No new landscaping is proposed. The existing building is commercial in nature, as is the proposed addition. There is grass around the east and south edges of the building addition and parking islands in the parking areas. The site remains within lot coverage requirements, i.e. less than 80%. **(Affirmative finding)**

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

The addition is a continuation of an existing building and use. A new HVAC unit will be added on the roof but it is screened by a parapet wall. **(Affirmative finding)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The massing, height, and scale of the proposed addition is consistent with the existing structure. The commercial building will appear as a single structure. **(Affirmative finding)**

2. Roofs and Rooflines

The proposed addition continues the roof line of the existing. **(Affirmative finding)**

3. Building Openings

Building opening is at the east end under the overhang of a taller element at the corner. Nearly 50% of the building front and exposed (east) side include storefront glazing typically found in the shopping center. **(Affirmative finding)**

(b) Protection of important architectural resources

The existing building is not historic, nor is it eligible for listing on an historic register. The proposed addition matches the building and will have no adverse impact on Burlington's architectural resources. **(Affirmative finding)**

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The street edge of the existing building will remain unchanged. The proposed enclosure is not intended to relate to the street edge in any way. **(Affirmative finding)**

(e) Quality of materials

A metal roof and stucco siding with a brick base is proposed to be consistent with the existing building and are appropriate for this commercial building. **(Affirmative finding)**

(f) Reduce energy utilization

The project must meet current city and state energy efficient requirements. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

Any new signs require a separate zoning permit; none are included in this permit. **(Affirmative finding as conditioned)**

(h) Integrate infrastructure into the building design

New mechanical equipment is proposed on the roof behind a parapet. **(Affirmative finding)**

(i) Make spaces safe and secure

Emergency vehicle access to the building appears to remain essentially unchanged. Adherence to applicable building codes will be required. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator.
2. **Prior to issuance of a certificate of occupancy**, the applicant must obtain written certification from the Stormwater Administrator that, among other things, the project EPSC plan as approved has been complied with and final site stabilization has occurred. This certification shall be filed with the Department of Planning & Zoning.
3. The proposed structure shall comply with the Vermont and Burlington current energy efficiency standards and with Burlington's current ingress and egress requirements as established by Burlington Electric Department and Burlington Public Works, respectively.

4. Any new signs require a separate zoning permit; none are included in this permit.
5. **At least 7 days prior to the issuance of a CO (final or temporary),** the owner shall pay to the City of Burlington (paid at the Planning and Zoning Office) the impact fee as set forth in the Impact Fee Administrative Regulations established by resolution of the City Council pursuant to the CDO, as shown in the table below:

Department	<u>Retail</u>	
	Rate	Fee
Traffic	0.711	3,071.52
Fire	0.192	829.44
Police	0.339	1,464.48
Parks	0.405	1,749.60
Library	0.000	0.00
Schools	0.000	0.00
Total	1.647	\$ 7,115.04

6. Standard permit conditions 1-15.





DESCRIPTION

The TopTier™ parking garage and canopy luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

SPECIFICATION FEATURES

Construction

One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

Optics

Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. For the ultimate level of glare control and visual comfort, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate. Offered standard in 4000K (+/- 275K) CCT, optional 3000K and 6000K. Minimum 70 CRI.

Electrical

LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. For 0-10V dimming driver(s), specify the DIM option. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 85% lumen maintenance expected at 60,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

Mounting

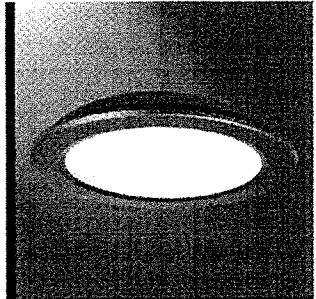
Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy-gauge quick mount bracket. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted to a rigid or free swinging pendant. Optional mounting methods include trunnion mount and wall mount.

Finish

Housing finished in white Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



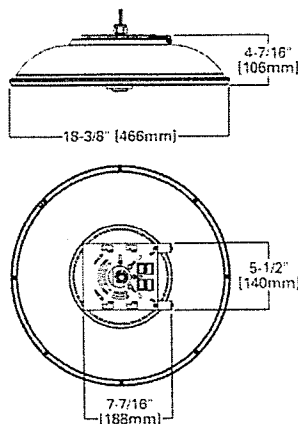
TT TOPTIER LED

Solid State LED

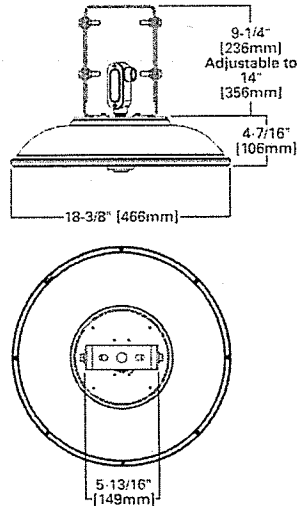
PARKING GARAGE AND CANOPY LUMINAIRE

DIMENSIONS

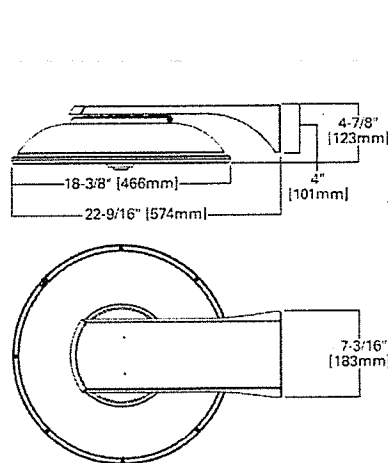
SURFACE OR PENDANT MOUNT



TRUNNION MOUNT



WALL MOUNT



RECEIVED
SEP 18 2014

Cooper Lighting
by E.T.N

DEPARTMENT OF
PLANNING & ZONING
www.designlights.org



CERTIFICATION DATA

UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
DesignLights Consortium® Qualified
ISO 9001

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA

Approximate Net Weight:
16 lbs. (7.2 kgs.)



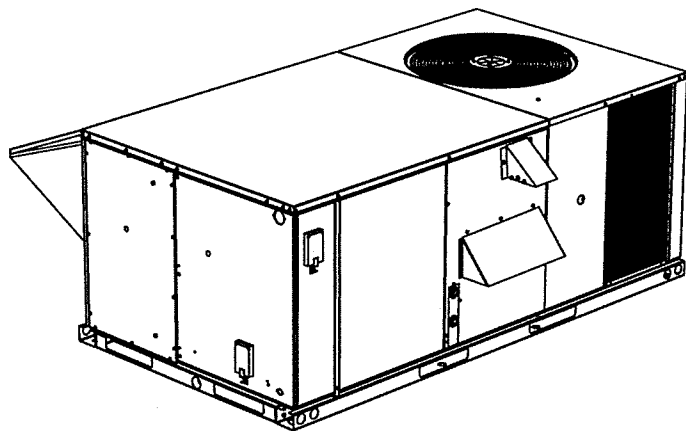
ADH131097
2014-09-21 15:58:45



Heating and Air Conditioning

TECHNICAL GUIDE

R-410A ZF / ZR / XP SERIES 3 - 6 TON 60 Hertz



Description

YORK® ZF/ZR/XP Series units are convertible single package high efficiency rooftops with a common roof curb for the 3, 4, 5 and 6 Ton sizes (ZR, XP not available in 6 Ton). Although the units are primarily designed for curb mounting on a roof, they can also be slab-mounted at ground level or set on steel beams above a finished roof.

All ZF/ZR/XP Series units are self-contained and assembled on rigid full perimeter base rails allowing for overhead rigging. Every unit is completely charged, wired, piped and tested at the factory to provide a quick and easy field installation.

All models (including those with an economizer) are convertible between bottom and horizontal duct connections.

ZF/ZR Series units are available in the following configurations: cooling only, cooling with electric heat, and cooling with one or two stage gas heat. Electric heaters are available as factory-installed option or field installed accessory.

XP Series units are available in the following configurations: cooling and heating only and cooling and heating with electric heat.

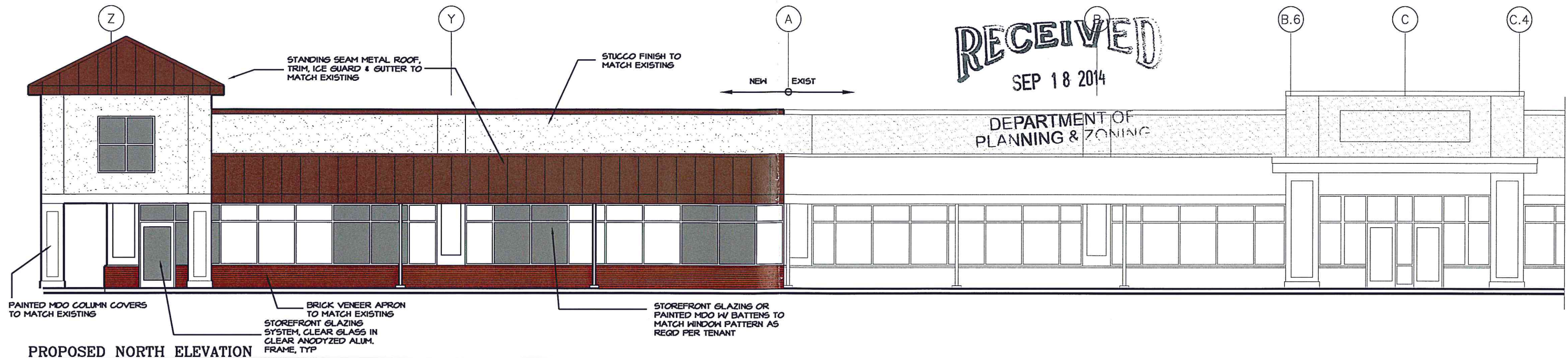
Tested in accordance with:



SEP 18 2014

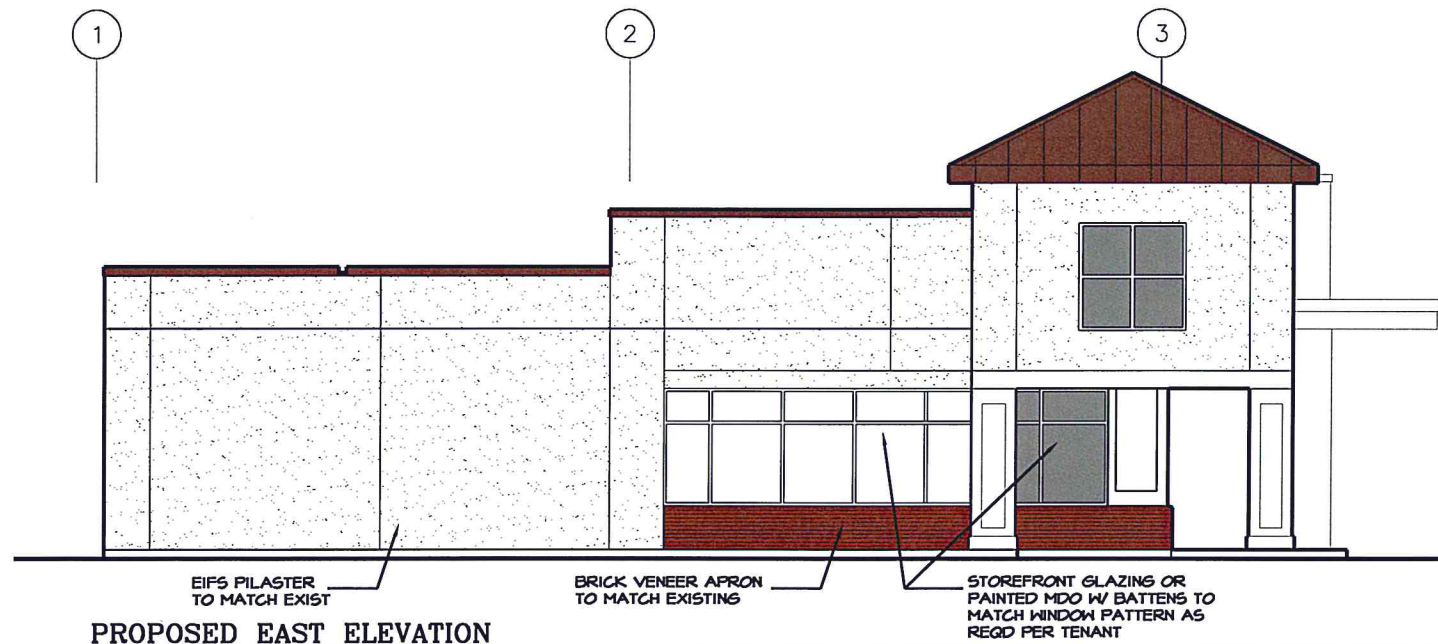
FOR DISTRIBUTION USE ONLY - NOT TO BE USED AT POINT OF RETAIL SALE

DEPARTMENT OF
PLANNING & ZONING



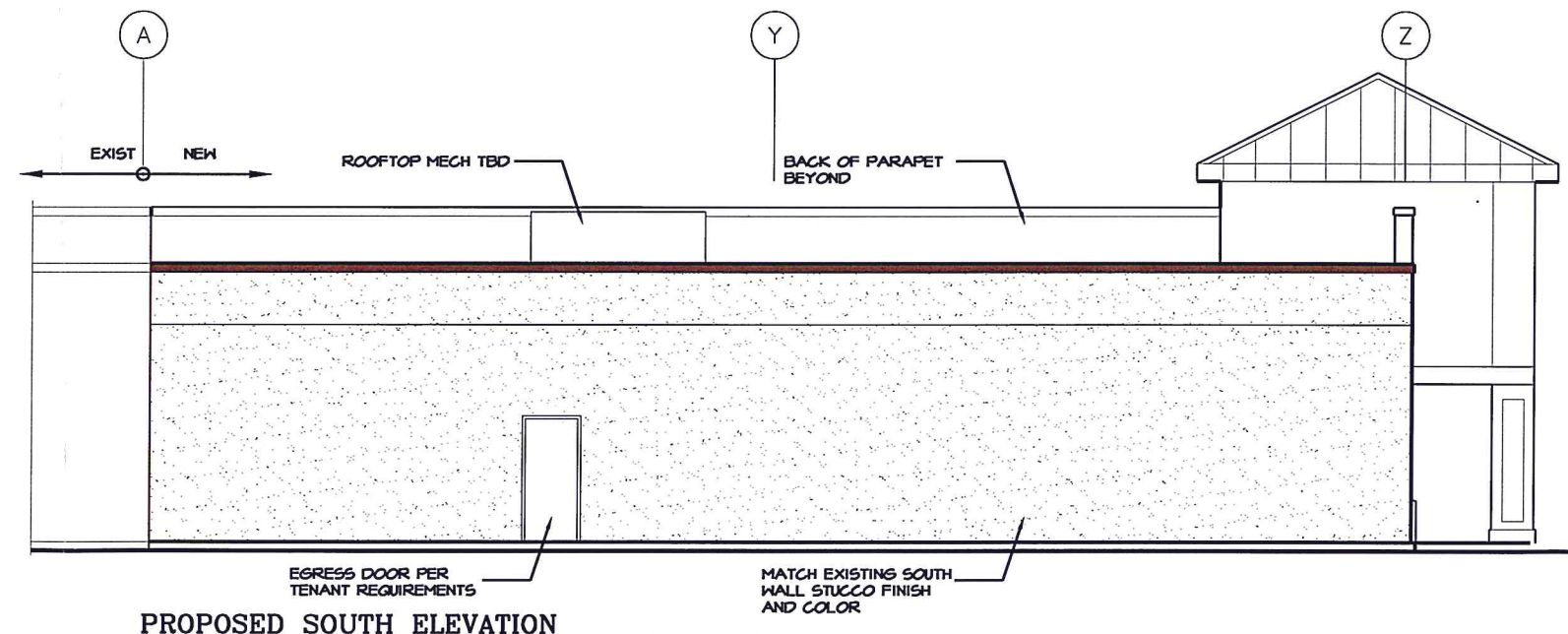
PROPOSED NORTH ELEVATION

3/16" = 1'-0"



PROPOSED EAST ELEVATION

3/16" = 1'-0"



PROPOSED SOUTH ELEVATION

3/16" = 1'-0"

EXISTING STUCCO FINISH, PAINTED

EXISTING STANDING SEAM METAL ROOF

EXISTING PNTD MDO W/ BATTENS TO MATCH WINDOW PATTERN

EXISTING BRICK VENEER APRON, NEW TO MATCH

EXISTING CONDITIONS

